

**AGENDA FOR THE  
MEETING  
OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

April 8<sup>th</sup>, 2019

1:30 P.M.

Kingsport Development Services Center  
201 W. Market Street  
Bob Clear Conference Room

**I. Introduction and Recognition of Visitors**

At this time, Chairman Henderson extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

**II. Old Business:**

1. Approval of the May 2018 Meeting Minutes

**III. New Business:**

1. The Commission is asked to discuss a Certificate of Appropriateness for the addition of a cooler to the side porch at 151 Main Street.
2. The Commission is asked to discuss the removal of a tree at 213 W. Sullivan Street

**IV. Other Business:**

1. In-house approval 1204 Watauga Street Fence
2. In-house approval 280 & 282 Hammond Avenue windows.

**Adjournment**

**MINUTES OF THE CALLED MEETING OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

May 16, 2018

12:00 p.m.

**Members Present**

Jim Henderson  
Beverley Perdue  
Dineen West  
Ted Como  
Eliza Harmon

**Members Absent**

McKinney  
Crocker

**Staff Present**

Jessica Harmon  
Lynn Tully

**Visitors Present**

Skip Norrell  
Betsy Cooper  
Leslie Ridings  
Cole Ridings

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the meeting at 12:00 p.m. Chairman Henderson thanked the commissioners for attending a called meeting, and giving extra voluntary time, welcomed the visitors, asked everyone to sign-in, and had visitors introduce themselves. Chairman Henderson then asked for an approval of the minutes from the called March 23, 2018 meeting. On a motion by Commissioner Harmon, seconded by Commissioner West the meeting minutes were unanimously approved.

Under the "New Business" portion of the called HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for the addition of a structure to cover the sandbox at First Broad Street United Methodist Church. Staff gave a presentation detailing the scope of the application and that this was an Eagle Scout Project. In staff's presentation it reference was made to the sections of the Church Circle Historic District Design Guidelines that were applicable to this specific request. The Chairman clarified for the minutes that there was a quorum present and explained that the Chairman does not vote on items unless there is a tie, in which he serves as the tie breaker. At this point in the meeting, Betsy Cooper – Childcare Director at First Broad Street United Methodist Church – spoke on behalf of the project and explained that the Eagle Scout approached the church about any project ideas and this specific one was a need for the Childcare Program. She explained that temporary structures have not typically worked due to weather and other outside factors. Due to the applicant running late, Chairman Henderson suggested that the Commission consider the second item under new business first then come back to the first item under new business.

The second item under "New Business" was to discuss a Certificate of Appropriateness for the replacement of doors at 124 and 126 West Main Street, part of the Main Street Historic District. Staff gave a brief presentation on the item explaining that the request was to replace both doors at the property that are wooden with metals doors of similar design. Reference was made to the appropriate sections of the Main Street Historic District Design Guidelines that applied to this application. At this point in the meeting, Commissioner Perdue explained that this was her property and the doors would match the other doors on her block of Main Street. On a motion by Commissioner Como and seconded by Commissioner West the request was granted unanimously – with Commissioner Perdue abstaining.

At this point, the discussion moved back to the first item under "New Business" which was the discussion of a Certificate of Appropriateness for the addition of a structure to cover the sandbox located at First Broad Street United Methodist Church. Staff reintroduced the item and briefly summarized again the item for the Commission and visitors. Cole Ridings, who is proposing this project as an Eagle Scout, detailed his plans for the project. Commissioner Como confirmed that he would be retaining some outside help that had experience in construction. Chairman Henderson explained that within the Church Circle Historic District there is a level of consistency in building materials, scale and color and that what was provided in the packet did not match that level of consistency. He stated that it was a great concept and he truly appreciated what Mr. Ridings was trying to do with his project. Ms. Ridings explained that since this structure was located so close to the adjacent building, they were trying to match the design of that structure. Staff explained that the adjacent structure was actually located outside of the Historic District for Church Circle. Chairman Henderson expressed concern with the dark and rustic nature of the structure being proposed, and that it does not fit with the aesthetics of the church property. He also explained that at the last meeting, it was discussed how complete scaled drawings were needed for an application to be considered final and ready to be approved. Ms. Cooper asked what the limits of the Historic District were and staff explained that the Church property was at the edge of the district. She also explained that she can not get a temporary structure to work in a way that is safe for the children. Staff shared with the applicants that what is being said is that the Commission is not opposed to a permanent structure being placed over the sandbox but feels that the design of the proposal does not meet the Church Circle Historic District Design Guidelines. Commissioner West posed the idea of matching the other existing shade structures on the playground. Chairman Henderson seconded that idea that it would be matching shapes and designs and not introducing a third feature to this property. Commissioner Harmon explained that the roof color was a big detractor in visual cohesiveness. If the roof color was to match that of the church, the canopy structure would blend in more. It was the desire of the Commission to see the applicant revise his design to better match the main church structure in terms of roof color and straight lines of the white trim as well as matching the two other existing shade structures on the playground. Staff explained that if the applicant could revise his drawings and submit them back to the Commission they will hear the request at their earliest convenience. One a motion made by Commissioner Como and seconded by Commissioner Perdue, the request was unanimously denied as submitted. The applicant was encouraged to revised his design and come back for further discussion.

Under "Other Business" staff explained that two In-House approvals were granted for 1249 and 1130 Watauga Street. Staff also explained that Commissioner Crocker has submitted his resignation to leave the Historic Zoning Commission. Chairman Henderson and Nathan are working through a list of potential applicants to fulfill his vacant seat.

No one spoke during public comment.

There being no further business the meeting adjourned at 12:58 p.m.

Respectfully Submitted,

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Chairman Henderson  
(Secretary seat vacant)

# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00001

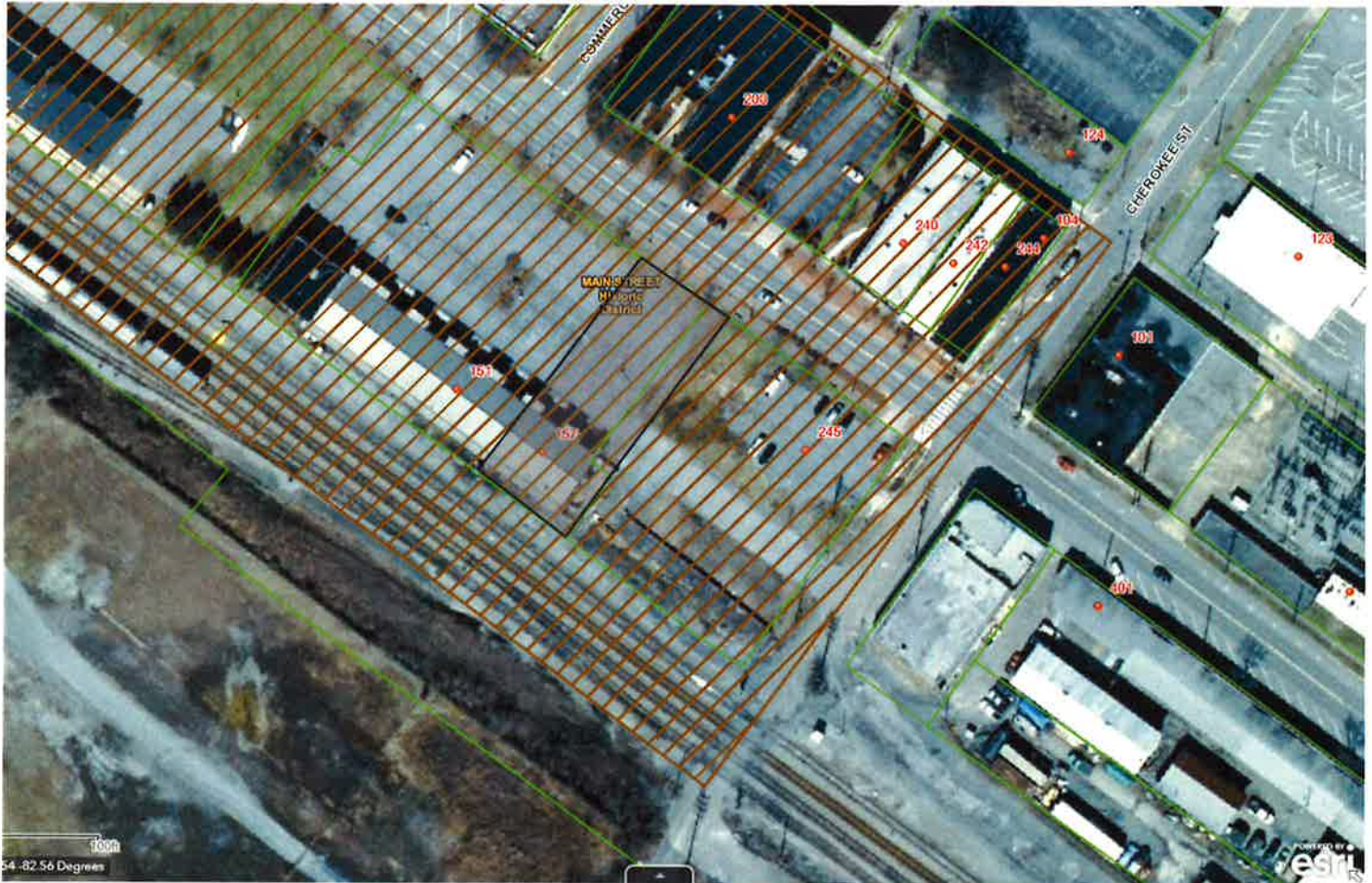
<b>Property Information</b>	Business		
<b>Address</b>	151 E. Main Street #1		
<b>Tax Map, Group, Parcel</b>	TM 46P, Group F, Parcel 002.00		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	Main Street Historic District		
<b>Land Use Plan Designation</b>	Retail Commercial		
<b>Acres</b>	1.25		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	B-2
<b>Proposed Use</b>	No Change	<b>Proposed Zoning</b>	No Change
<b>Owner Information</b>			
<b>Name:</b> Bowen, Christopher <b>Address:</b> 151 E. Main Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <b>Phone Number:</b>		<b>Request a Certificate of Appropriateness for:</b>  Adding Cooler to outside patio with Screening; Replacing Front Door  <b>Building Permit for:</b>  <b>New Construction for</b> _____ <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> _____	
<b>Points for Consideration</b>			
<p><b>Request:</b> The request is to add a cooler (required for the business to function) to the outside patio as well as replace the front door.</p> <p><b>When considering this request, points to consider from the Main Street Design Guidelines include:</b></p> <ul style="list-style-type: none"> <li>• <b>DOORS.</b> Existing doors, transoms, side lights, shape of door openings, and hardware, shall be rehabilitated wherever possible. Where doorways and entranceways must be altered to meet current building code and safety requirements, they shall be designed to respect the exterior architectural integrity of the building. Replacement doors shall be compatible with original doors in terms of style and material. Flush doors are generally inappropriate.</li> <li>• <b>Relationship of Materials, Texture, Details, and Material Color.</b> The relationship and use of materials, texture, details, and material color ... shall (be) visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.</li> </ul>			
<b>Planner:</b>	Nathan Woods	<b>Date:</b>	4/04/2019
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	4/08/2019
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00001

### Location Map





**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**

**View From Main Street**



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**

**View From Main Street**

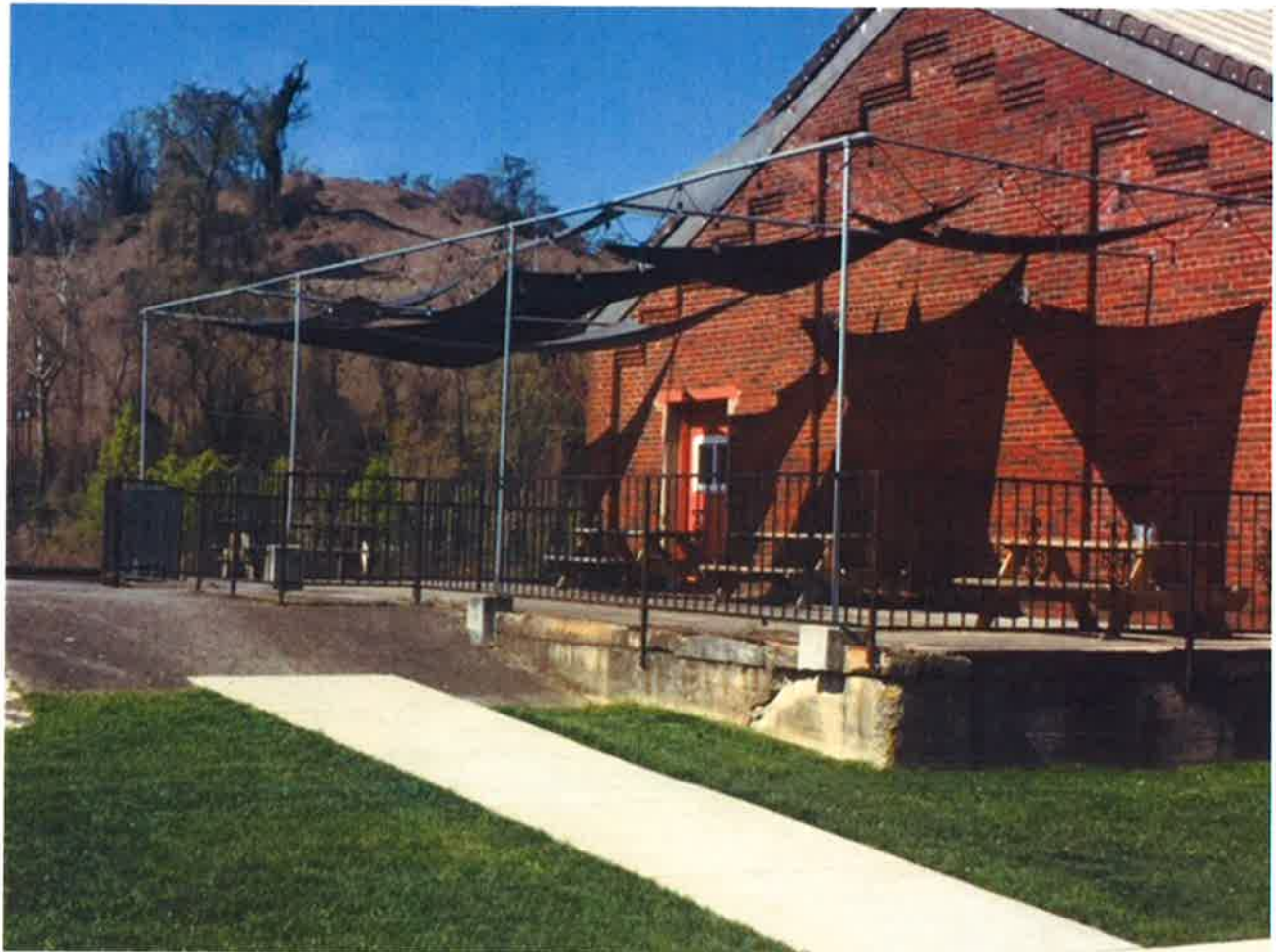




**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**



Kingsport Historic Zoning Commission

Certificate of Appropriateness Report

File Number 104-00001

10x16 Cooler Today



Prepared by Kingsport Planning Department for the  
Kingsport Historic Zoning Commission Meeting on April 8<sup>th</sup>, 2019.



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**

**Proposed Iron Screening for Cooler**

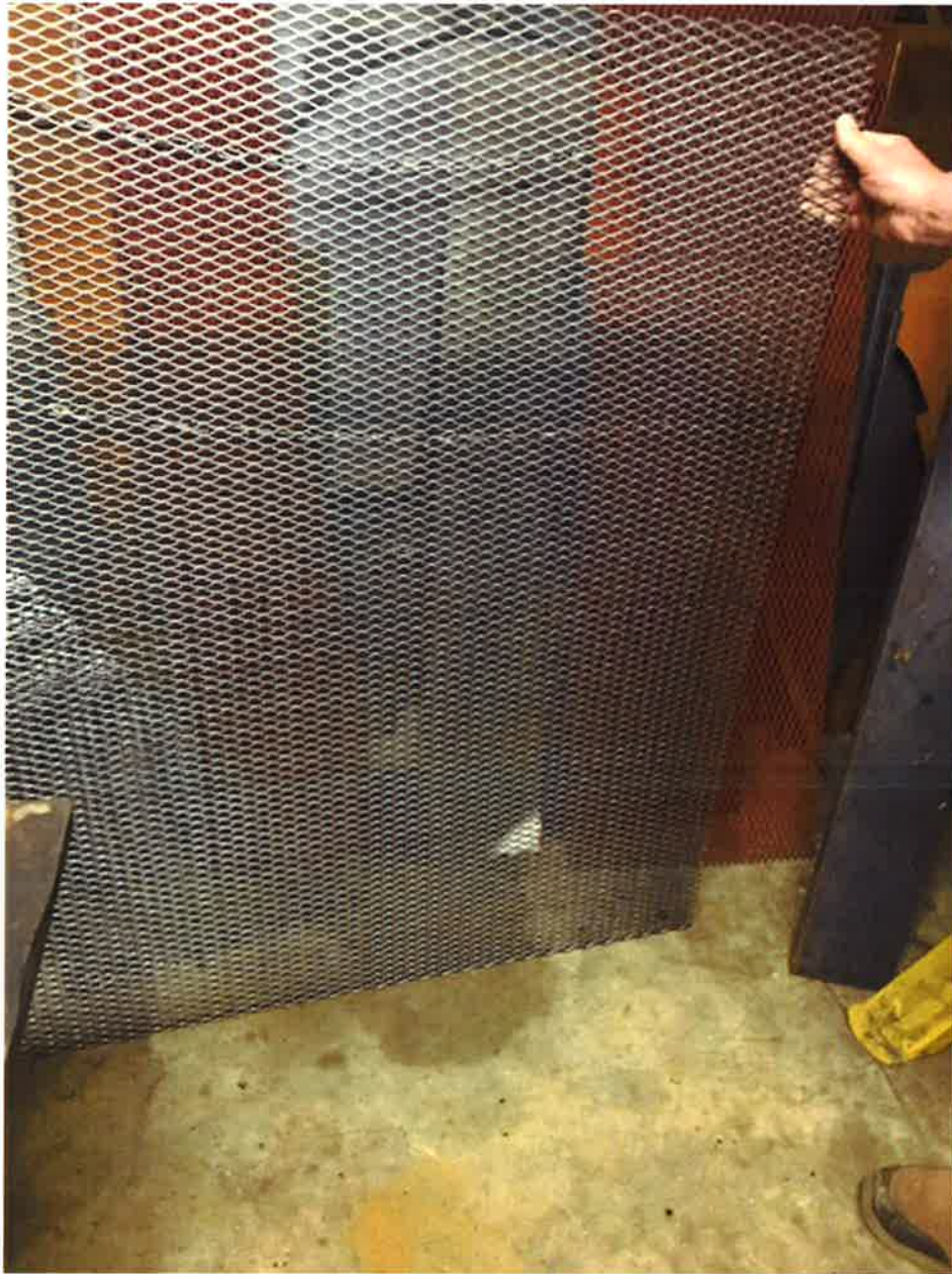


Prepared by Kingsport Planning Department for the  
Kingsport Historic Zoning Commission Meeting on April 8<sup>th</sup>, 2019.

## Kingsport Historic Zoning Commission

### Certificate of Appropriateness Report

File Number 104-00001



### Comments

Model City Taphouse will move from its current location on Market Street to the existing site of Sleepy Owl Brewing on Main Street. (Please keep this discreet.) Model City Taphouse requires the use of a 10x16 cooler to house their different beers. At its current location, the cooler is painted with a mural. The owners propose to paint the cooler and screen it with an iron fence for historic and security purposes. Currently an iron railing surrounds the outdoor seating area where the cooler will be located. In order not to introduce a new material to the view, the owner has proposed a screen of iron materials.



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**

**Proposed Front Door**



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00001**

**Existing Front Door**



# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 19-10400002

<b>Property Information</b>	Residential Dwelling		
<b>Address</b>	213 W. Sullivan Street		
<b>Tax Map, Group, Parcel</b>	TM 46L, Group B, Parcel 009.00		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	Park Hill Historic District		
<b>Land Use Plan Designation</b>	Residential		
<b>Acres</b>	0.12 +/-		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	B-2
<b>Proposed Use</b>	No Change	<b>Proposed Zoning</b>	No Change
<b>Owner Information</b>			
<b>Name:</b> Benson Lai <b>Address:</b> 2124 Longreen Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <b>Phone Number:</b> 423.276.5473		<b>Request a Certificate of Appropriateness for:</b>  Tree Removal  <b>Building Permit for:</b>  <b>New Construction for</b> _____ <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> _____	
<b>Points for Consideration</b>			
<b>Request:</b> The owner is requesting to remove trees at 213 W. Sullivan Street.  <b>When considering this request, points to consider from the Park Hill Design Guidelines include:</b>  LANDSCAPING. All aspects of the site's development shall be sympathetic to the character of landscape development, types of plants and spatial treatment of adjacent properties. Planting shade trees and shrubs shall be encouraged where they would enhance the historic character or create more inviting spaces. Removal of healthy trees shall be discouraged, except where they threaten existing structures. Trees larger than two (2) inches in diameter, measured fifty-four (54) inches from the ground shall be retained whenever possible. If such a tree is to be removed the applicant shall plant a replacement tree of a similar species with a minimum trunk one and one-half (1.5) inches in diameter measured six (6) inches from the ground. In emergency situations storm damaged trees may be removed without prior approval; however, this does not relieve the property owner of the responsibility of replacement.			
<b>Planner:</b>	Nathan Woods	<b>Date:</b>	4/19/17
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	April 26 <sup>th</sup> , 2017
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 19-10400002

### Location Map





**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 19-10400002**

**FRONT ELEVATION**



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 19-10400002**

**Damaged Wall**



Damaged Roof



Comments

Mr. Lai is proposing to remove the trees in front of 213 W. Sullivan Street. An inspection report he provided shows that the small front yard area between the sidewalk and house has a negative slope, resulting in a basement that regularly floods. The trees he would like to remove are within that small area. Mr. Lai stated that beyond any the structural issues the trees may or may not be causing, the trees prevent sunlight from reaching the front of the house and that the area stays perpetually dam. This, along with deferred maintenance has resulted in roof and soffit issues, window casing rot, and wood rot along the front porch. The paint on the interior wall on this side of the house is bubbled due to moisture. Mr. Lai intends to do a full renovation, but requests that he be allowed to remove the trees before investing.





August 31, 2018

Nathan Woods  
Senior Planner  
City of Kingsport  
225 W. Center St  
Kingsport, TN 37660

Joseph McMurray  
2105 Heatherly Road  
Kingsport, TN 37660

RE: In-house Approval

Dear Mr. McMurray

This letter is to notify you of an in-house approval by the Historic Zoning Commission for replacing the windows at 280 & 282 Hammond Avenue with windows that preserve the existing muntin patterns.

This approval is good only for the actions listed above. Any other new or additional changes will require review by the Commission. Thank you and we hope your project is a successful one.

Sincerely,

Nathan Woods  
Historic Planner

cc: File  
Historic Zoning Commission





August 31, 2018

Nathan Woods  
Senior Planner  
City of Kingsport  
225 W. Center St  
Kingsport, TN 37660

Shadi Nakhla  
1204 Watauga Street  
Kingsport, TN 37660

RE: In-house Approval

Dear Mr. Nakhla

This letter is to notify you of an in-house approval by the Historic Zoning Commission for constructing a wrought iron fence at 1204 Watauga Street.

This approval is good only for the actions listed above. Any other new or additional changes will require review by the Historic Zoning Commission. We hope your project is a successful one, and that the fence provides you and your family a safe place to play.

Sincerely,

Nathan Woods  
Historic Planner

cc: File  
Historic Zoning Commission